

Page 1: DRC Plat - Applicant Information Sheet

Fees: V CD: - CC: 4 CT: V

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	PL15003
Date of complete submittal	03/23/15

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	Davie Blvd. Office, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	811 Coral Ridge Drive, Coral Springs, Florida 33071
E-mail Address	jkeith@tdondevelopment.com
Phone Number	954-914-8109
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	
Applicant / Agent's Signature	
Address, City, State, Zip	
E-mail Address	
Phone Number	
Letter of Consent Submitted	

Development / Project Name	Davie Blvd. Office Plat located at 201 SE 12 Street, Ft. Lauderdale	
Development / Project Address	Existing: Professional Office Building / Use	New: same - 201 SE 12 Street
Legal Description	A portion of Lots 3 and 4, Block 2, Placadena First Unit, as recorded in PB 2, page 44 BCR - see Plat and Survey for the exact legal description	
Tax ID Folio Numbers (For all parcels in development)	5042 10 71 0160	
Request / Description of Project	Re-plat property as required by Broward Co. Land Use Plan Section D.2, Chapter IV - re-development of property for approximately 6,328 s.f. of Professional Office Use	
Applicable ULDR Sections	Section 47-24.5	
Total Estimated Cost of Project	\$ 2,000,000	(Including land costs)

Land Use Designation	South Regional Activity Center
Current Zoning Designation	RO (Residential Office District)
Current Use of Property	Professional Office
Number of Residential Units	N/A
Non-Residential SF (and Type)	proposed 7,239 sf gross / 6,328 sf net (Professional Office)
Total Bldg. SF (include structured parking)	7,239 sf gross / 6,328 sf net
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	18,218 sf / 0.418 ac	18,218 sf / 0.418 ac
Lot Density		
Lot Width		



PLAT BOOK _____ PAGE _____
SHEET 2 OF 2

A REPEAT OF A PORTION OF LOTS 3 AND 4, BLOCK 2,
PLACIDENA FIRST UNIT, PLAT BOOK 2, PAGE 44,
BROWARD COUNTY RECORDS.
SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JANUARY, 2015

●	INDICATED 4'x4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB2936" DISC (UNLESS OTHERWISE NOTED).
BCR	INDICATES BROWARD COUNTY RECORDS
<u>M ELEV</u>	INDICATES BENCHMARK ELEVATION (IN FEET)
(D)	INDICATES DESCRIPTION
(M)	INDICATES MEASURED
LB	INDICATES LICENSED BUSINESS
JAVD88	INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
JGV029	INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
ORB	INDICATES OFFICIAL RECORDS BOOK
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE(S)
PSM	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
PRM	INDICATES PERMANENT REFERENCE MONUMENT
NO (D)	INDICATES NO IDENTIFICATION
SQ FT	INDICATES SQUARE FEET
McL"	INDICATES McLAUGHLIN
○	INDICATES IRON ROD AND CAP
BCED	INDICATES BROWARD COUNTY ENGINEERING DEPARTMENT



CITY OF FORT LAUDERDALE

DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT

Meeting Date: April 28, 2015

Project Name: Davie Blvd Office, LLC / Davie Boulevard Office Building

Case Number: PL15005

Request: Plat Review: Davie Boulevard Office Plat

Location: 201 SE 12th Street

Zoning: Residential Office District (RO)

Land Use: South Regional Activity Center

Project Planner: Eric Engmann

Case Number: PL15005

CASE COMMENTS:

Please provide a response to each of the following comments:

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
 - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin – Senior Project Manager at 954-828-5675 or jholguin@fortlauderdale.gov.
 - b. Prepare & submit an application for a Developer Agreement (Water & Wastewater permit packages) with the Department of Sustainable Development. Coordinate the submittal through Alex Scheffer, P.E. – Urban Design Engineer at (954) 828-5123 or ascheffer@fortlauderdale.gov.
 - c. Coordinate all transportation related requirements with Alia Awwad, P.E. at (954) 828-6078 or aawwad@fortlauderdale.gov with the Transportation & Mobility Department to meet the Transportation aspect of the Adequacy requirements.
 - d. Coordinate the minimum Finished Floor Elevation approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or rbenton@fortlauderdale.gov.
2. Indicate/discuss whether any easements may be required by the Zoning District for utility, public access or amenities (determined by reviewing the appropriate Zoning District requirements). These easements shall be dedicated by plat rather than separate instruments later.
3. Route the plat to the City's Surveyor for his review and approval prior to requesting a sign off from the engineering staff for Planning & Zoning Hearing.
4. Verify the existing utilities shown on the survey and describe whether existing utilities will need to be removed or relocated for future development.
5. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 (tammy.campbell@dot.state.fl.us) to inquire whether the SIS approval is required for the proposed development.
6. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. (954) 828-6078 or aawwad@fortlauderdale.gov.
7. 5' Right-of-Way and/or permanent easement dedication along east side of S.E. 2nd Avenue, to allow sufficient width to incorporate proposed public sidewalk access; show linework in the plans and provide exhibit, as appropriate.
8. Additional comments may be forthcoming at the meeting.

Case Number: PL15005

CASE COMMENTS:

Please provide a response to the following:

1. The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighbors/civic-associations>).
2. The site is currently designated South Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination on consistency with Comprehensive Plan Goals, Objectives and Policies.
3. The proposed project requires review and approval by the Planning and Zoning Board (PZB) and City Commission. Separate submittals are required for PZB and City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours notice prior to a Commission meeting if a computer presentation is planned, i.e. PowerPoint, to be provided on CD or flash drive and a copy submitted to the City Clerk. Contact the project planner, Eric Engmann for more information at 954-828-5868.
4. Please contact Evangeline G. Kalus, Development Management and Environmental Review Section, Planning and Redevelopment Division of Broward County at 954-357-6637 to ensure the proposed plat note language meets their standards before moving forward. Please submit documentation from Broward County that ensures this comment has been addressed and met, prior to the PZB submittal.
5. Sign-offs from the City Surveyor and the City's Engineering Design Manager will be required prior to PZB submittal. The Sign-off for the City Surveyor will be coordinated by the case planner.
6. Coordinate any need for easements with the franchise public utilities.

GENERAL COMMENTS:

The following comments are for informational purposes. Please consider the following after City Commission approval:

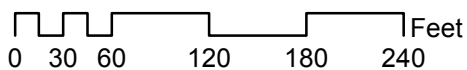
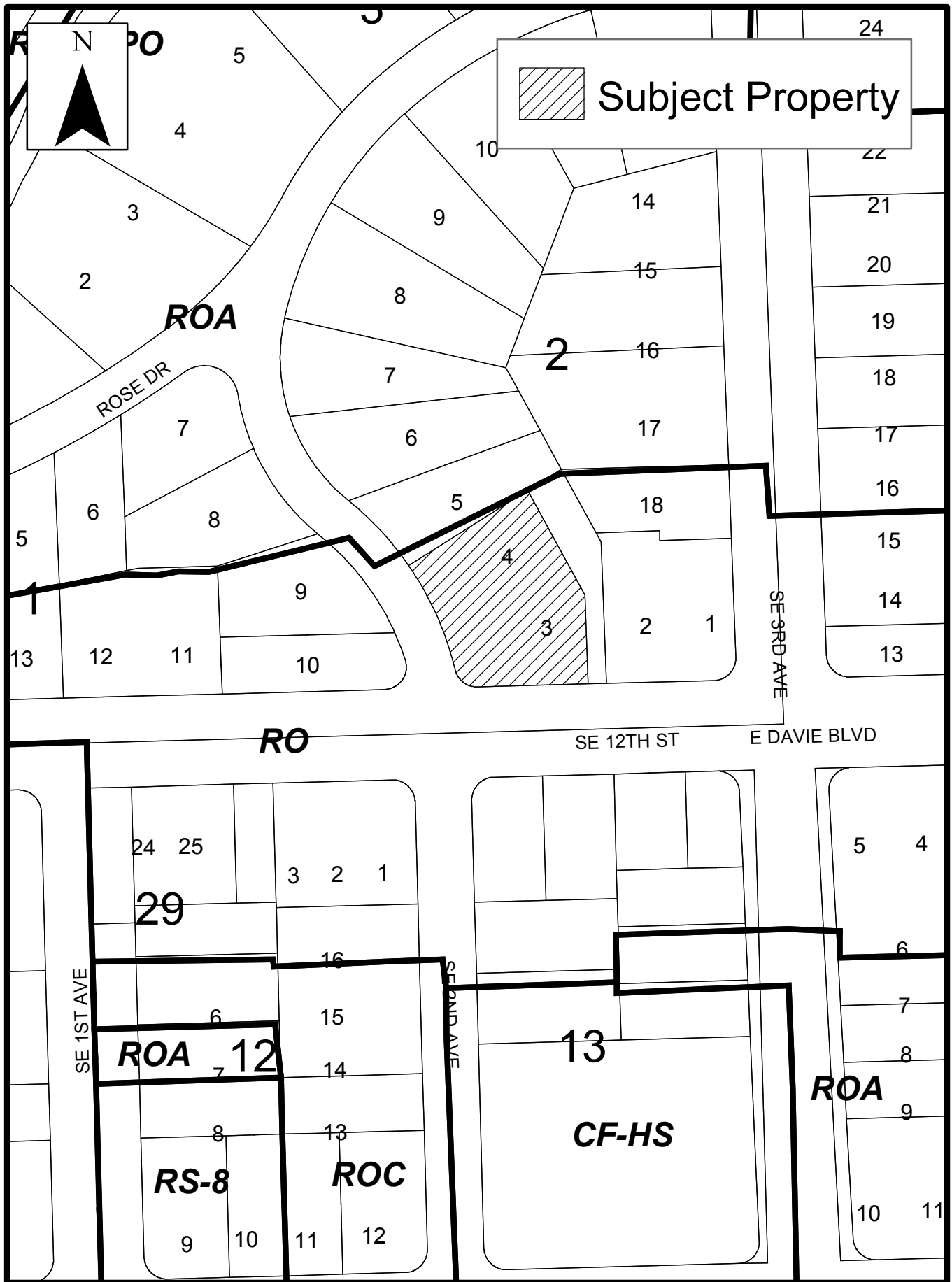
7. No final plat of any subdivision shall be approved unless the subdivider files with the City a surety bond executed by a surety company authorized to do business in the state and having a resident agent in the county, conditioned to secure the construction of the improvements required under this section, in a satisfactory manner and within a time period specified by the City Commission, such period not to exceed two (2) years. No such bond shall be accepted unless it is enforceable by or payable to the City in a sum at least equal to one and one-half (1 1/2) times the cost of constructing the improvements as estimated by the City Engineer and in form with surety and conditions approved by the City Attorney. In lieu of a bond, cash deposit or other acceptable security may be made. In case of forfeiture, the City shall proceed with the improvements to the extent of the available money realized from such forfeiture.

Case Number: PL15002

CASE COMMENTS:

Please provide a response to the following:

1. Replace “found” plat boundary monumentation with “set”
2. Will additional sidewalk easements be needed for SE 2nd Av since it is only a 40’ R/W?



R15005